

Substitute Trustee's Deed
Indexing Instructions

Lot 26, Carriage Hills Estates, Amended S/D, Sec 23, T-1-S, R-8-W, Desoto Co., MS
To correct & re-record in Book 598 at Page 46 to reflect correct Newspaper name.

STATE OF MISSISSIPPI
COUNTY OF DeSoto

WHEREAS, on the 28th day of June, 2005, Nancy S Gschwendtner, a married woman, executed and delivered a certain Deed of Trust unto William A Baskin, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2248 at Page 522; and

WHEREAS, on the 7th day of October, 2008, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto PHH Mortgage Corporation, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2954 at Page 736; and

WHEREAS, on the 7th day of October, 2008 the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2954 at Page 737; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated October 14, 2008 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in The DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 18th day of November, 2008, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 18th day of November, 2008, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi the following described real property, to-wit:

Lot 26, Carriage Hills Estates Amended Subdivision, in Section 23, Township 1 South, Range 8 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 46, page 6, in the office of the Chancery Clerk of Desoto County, Mississippi.

WHEREAS, at said sale PHH Mortgage Corporation was the highest bidder and best bidder, therefore, for the sum of \$142,114.88 and the same was then and there struck off to PHH Mortgage Corporation and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

NOW THEREFORE, I, Emily Kaye Courteau, Substitute Trustee, for the consideration of \$142,114.88 do hereby convey the above-described property to PHH Mortgage Corporation.

I convey only such title as is vested in me as Substitute Trustee.

*manis
ashe
901*

vra/F08-2897

WITNESS MY SIGNATURE, this the 16th day of November, 2008.



Emily Kaye Courteau, Substitute Trustee

STATE OF LOUISIANA
PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 16th day of November, 2008, the within named Emily Kaye Courteau, Substitute Trustee, who acknowledged that (s)he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.


NOTARY

AT DEATH
MY COMMISSION EXPIRES

ADDRESSES:

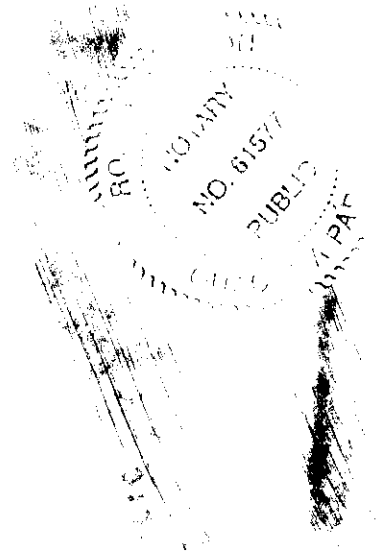
GRANTOR:
Emily Kaye Courteau
2309 Oliver Road
Monroe LA 71201
318-330-9020

Ron D. Gordon
Notary No. 61577
Notary Public, Ouachita Parish, LA
My Commission Expires at Death

GRANTEE:
PHH Mortgage Corporation
4001 Leadenhall Road
Mail Stop SV - 01
Mt. Laurel, NJ 08054
800-229-8426

THIS DOCUMENT WAS PREPARED BY:

MORRIS & ASSOCIATES
2309 OLIVER RD.
MONROE, LA 71201
318-330-9020



DESOTO TIMES-TRIBUNE

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI

COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

Substitute Trustee's Notice of Sale
STATE OF MISSISSIPPI
COUNTY OF DeSoto
WHEREAS, on the 28th day of June, 2008, Nancy S. Gaspardine, a married woman, executed and delivered a certain Deed of Trust unto William A. Baskin, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2248 at Page 522; and
WHEREAS, on the 7th day of October, 2008, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto PHH Mortgage Corporation, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2954 at Page 736; and
WHEREAS, on the 7th day of October, 2008, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courtenay as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2954 at Page 737; and
WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 18th day of November, 2008, I will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public outcry, offer for sale and will sell, at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in DeSoto County, Mississippi, to-wit:
Lot 26, Carriage Hills Estates Amended Subdivision, in Section 23, Township 1 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 46, page 6, in the office of the Chancery Clerk of DeSoto County, Mississippi.
I will only convey such title as is vested in me as Substitute Trustee.
Witness my hand and seal, this 11th day of November, 2008.
Emily Kaye Courtenay
Substitute Trustee
2535 Hwy. 51 South
Hernando, MS 38632
(662) 429-3897
www.429-3897
PUBLISHED: 10-28-08, 11-04-08, 11-11-08

Volume No. 113 on the 28 day of Oct., 2008

Volume No. 113 on the 4 day of Nov., 2008

Volume No. 113 on the 11 day of Nov., 2008

Volume No. _____ on the _____ day of _____, 2008

Volume No. _____ on the _____ day of _____, 2008

Volume No. _____ on the _____ day of _____, 2008

Diane Smith

Sworn to and subscribed before me, this 11 day of Nov., 2008

BY Judy A. Daughan

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2009
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

A. Single first insertion of 338 words @ .12 \$ 40.56

B. 2 subsequent insertions of 676 words @ .10 \$ 67.60

C. Making proof of publication and depositing to same \$ 3.00

TOTAL PUBLISHER'S FEE: \$ 111.16

Street - On the Square- Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229